

**DECLARATION OF CODY TURLEY**

Pursuant to 28 U.S.C. § 1746, the undersigned states as follows:

1. My name is Cody C. Turley. I am over twenty-one years of age and have personal knowledge of the matters set forth herein.
2. I am currently employed as a Staff Accountant in the Division of Enforcement of the United States Securities and Exchange Commission (“SEC” or “Commission”). My office is in the Commission’s Atlanta Regional Office, where I have been employed since October 2023. Prior to October 2023, I spent three years working at the Arizona Corporation Commission Securities Division where I investigated various violations of Arizona’s securities statutes. I am a Certified Public Accountant, licensed by the Idaho State Board of Accountancy. I am also a Certified Fraud Examiner and Certified in Financial Forensics.
3. My official duties with the Commission include working on investigations to determine whether the federal securities laws have been violated and assisting in the Commission’s litigation of such violations. This work includes reviewing and analyzing financial and other records and tracing financial transactions to determine their source and use.
4. As part of my official duties, I participated in a Commission investigation involving Drive Planning, LLC (“Drive Planning”) and the company’s CEO Todd Burkhalter to determine whether they, or others affiliated with Drive Planning, violated the federal securities laws in connection with their business activities.
5. In connection with this investigation, I reviewed various documents related to Drive Planning and Mr. Burkhalter. These documents include, but are not limited to, materials for certain Drive Planning offerings, bank-account records for Drive Planning and affiliated entities, public records, and records produced by Drive Planning, Mr. Burkhalter, and third-parties.

## **BACKGROUND**

6. Based on my review of these records, Todd Burkhalter owned, managed, and controlled Drive Planning.

7. Drive Planning, under the direction of Burkhalter, offered an investment opportunity called the “Real Estate Acceleration Loan” or “REAL” program.

8. Drive Planning produced and distributed advertisements for REAL in the form of brochures, online videos, social media posts, and web pages. These advertisements were distributed to the general public through means such as U.S. Mail, email, YouTube, Facebook, and the company’s website.

9. Drive Planning’s offering materials for REAL stated that the investment was a safe and low risk opportunity for investors to generate passive income. The advertisements and offering materials stated that an individual could invest with a minimum of \$20,000 and receive a guaranteed return of 10% every 90 days. The advertisements stated that Drive Planning would use investments in REAL to fund bridge loans to real estate developers. Drive Planning claimed that such bridge loans were fully collateralized by real estate and other assets. Exhibit 1 is an example of these materials.

10. Financial and bank records show that from September 2020 through June 2024 Drive Planning and Burkhalter raised \$372 million in REAL.

11. It appears that Drive Planning did not maintain typical financial or accounting records for REAL or any of the company’s other business activities. Based on my review of the documents produced by Drive Planning it appears that the only significant accounting record maintained by drive was a Microsoft Excel spreadsheet of investor deposits and payments. During this period, more than 2,500 investors invested funds in REAL. These investors reside in

at least 48 states (including Atlanta Georgia), two territories, and multiple countries.

12. As discussed further below, the records show that Drive Planning did not generate sufficient revenue to pay the promised returns to investors in REAL, Drive Planning and Burkhalter used investor funds to pay returns to other investors, and Burkhalter used investor funds for what appear to be large personal purchases.

#### **SUMMARY OF FINANCIAL-RECORDS REVIEW**

13. I analyzed records for eighteen financial accounts held in the name of Drive Planning and its related entities. For each account, I reviewed account documents such as statements, signature cards, and supporting documentation for certain deposits and withdrawals. These accounts are listed in Exhibit 2.

14. Bank records reflect that investor funds were primarily deposited into accounts in the name of Drive Planning and that significant amounts of funds were then transferred to The Burkhalter Ranch Corporation. Todd Burkhalter has signatory authority and control over these main accounts.

15. Additionally, I reviewed collateral lists and investor lists created and produced by Drive Planning.

#### **SIZE OF THE REAL INVESTMENT PROGRAM**

16. Drive Planning produced a spreadsheet titled “Copy of MASTER Private Fund Opportunities,” which details the various funds received from investors in REAL, interest accrued, and amounts repaid to investors. This spreadsheet reflects that from September 20, 2020 to May 6, 2024, Drive Planning received \$336.4 million from investors in the REAL program. Of these investments, \$66.9 million was from retirement accounts.

17. According to Drive Planning's spreadsheet, the investments accrued \$81.9 million of "interest." Drive Planning repaid investors \$131 million, including some purported interest. Based on the spreadsheet, as of May 6, 2024, Drive Planning owes REAL investors \$287.3 million, with at least \$217 million being principal. The available bank records approximately match these values, showing that Drive Planning raised \$372 million and paid \$154.9 million through June 2024.

18. Exhibit 3, attached, is a true copy of a summary I prepared of the various investor lists created by Drive Planning that the SEC received during the investigation. Records show that investor funds were received in a variety of ways, including via wire transfer, check, cash, and transfers from self-directed IRAs. Based on my review of the records, investors were located in at least 48 states and 2 territories. Additionally, there was substantial foreign activity with investors and assets located in Central and South America, including the purchase of a \$4.1 million condo in Mexico.

#### **INCREASING ACTIVITY**

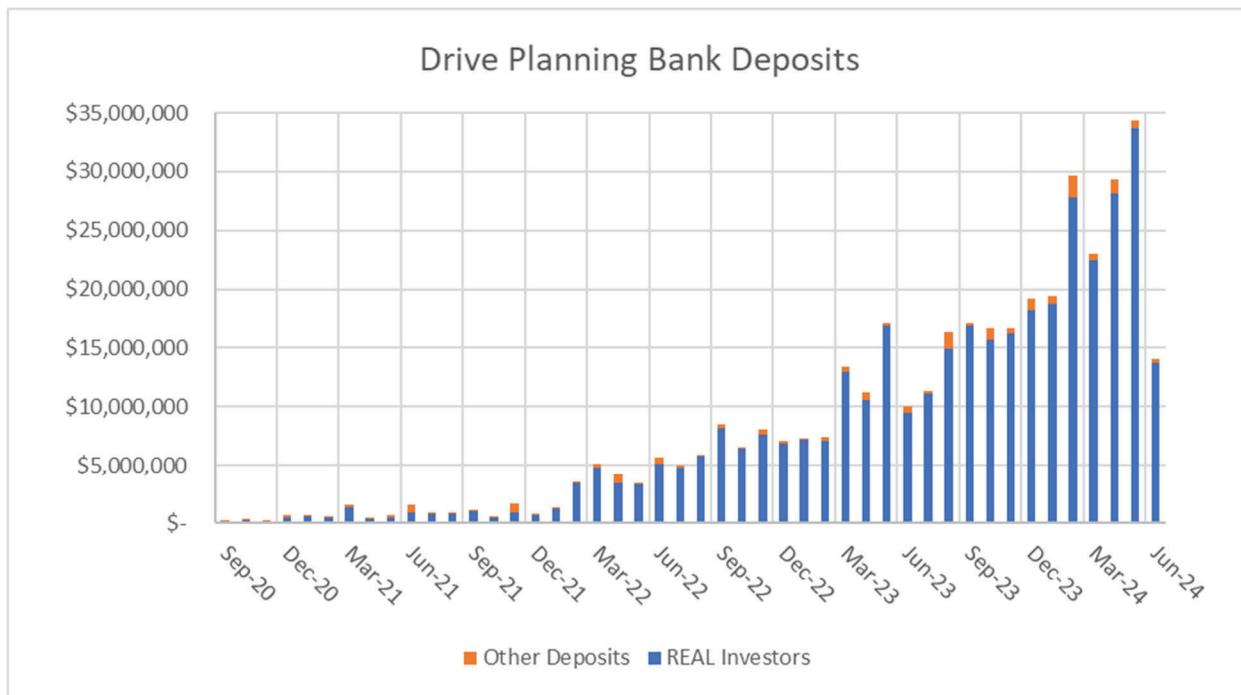
19. Bank records and Drive Planning's spreadsheet show that the REAL investment grew larger over time. A high-level trend can be seen in Exhibit 3, which shows the year-over-year growth of the investment receipts. Specifically, Drive Planning received \$8.8 million of REAL investments in 2021, \$63.2 million in 2022, and \$163.1 million in 2023. From January through early-May 2024, Drive Planning received \$100.3 million through its REAL investment program.

20. The financial records show that between January 1, 2024 and April 30, 2024, Drive Planning received approximately \$800,000 per day from investors. Records further show that in May 2024, Drive Planning on average received over \$1,000,000 per day from investors.

### **DRIVE PLANNING GENERATES LITTLE REVENUE**

21. In reviewing the various records, I have found that Drive Planning received a relatively small amount of money from sources other than investors. As a result, Drive Planning did not have sufficient funds to pay the promised returns to investors in the REAL program.

22. From September 2020 to June 2024, Drive Planning's main accounts received deposits of \$389.6 million. Of these deposits, at least \$372 million (95%) were received from known investors in the REAL program. During this same time period, Drive Planning received funds totaling only \$17.6 million from other sources, with at least \$4 million of that amount coming from other investment programs Drive Planning was running. The graph below is based on the bank data and shows the makeup of Drive Planning's deposits.



**DRIVE PLANNING USES INVESTOR FUNDS TO PAY PURPORTED**

**RETURNS TO OTHER INVESTORS**

23. Based on the bank records, from September 2020 to June 2024, investors received “returns” of \$154.9 million. With \$372 million of REAL investor funds but only \$17.6 million of potential non-REAL investor funds available, approximately \$137.2 million of the “returns” must have been sourced from investor funds.

<b>Summary</b>			
<b>Deposits</b>		<b>Ponzi Analysis</b>	
<b>Total Deposits</b>	\$ 389,665,393	<b>Non-Investor Deposits</b>	\$ 17,642,625
<b>Less: Investor Deposits</b>	(372,022,769)	<b>Less: Investor Repayments</b>	(154,918,462)
<b>Non-Investor Deposits</b>	\$ 17,642,625	<b>(Investor-Funded Repayments)</b>	\$ (137,275,837)

24. Without new investor funds, it does not appear that Drive Planning would have been able to meet its repayment obligations. For example, in May 2022, Drive Planning received investor deposits of \$3.3 million and non-investor deposits of \$41,311, yet the company paid out \$518,874 to investors.

25. In September 2023, Drive Planning accounts received investor deposits of \$16.8 million and non-investor deposits of \$270,104, yet paid out \$7.1 million to investors.

26. The pattern can also be seen on smaller time frames. For example, from December 27, 2021 to January 5, 2022, Drive Planning received \$534,165 of investments and \$70,799 from other sources. They made \$182,913 of repayments meaning at least \$112,114 of investor funds were used to repay investors.

<b>Drive Planning Truist Account xx2951</b>			
<b>From December 27, 2021 to January 5, 2022</b>			
Investor Deposits	\$ 534,165	Investor Repayments	\$ 182,913
Beginning Balance/Other Deposits	70,799	Less: Other Funds	(70,799)
Total Funds	\$ 604,964	<b>Repayments Funded by Investors</b>	<b>\$ 112,114</b>

27. From August 25 to August 28, 2023, Drive Planning received \$2.3 million of investments and \$523,293 from other sources. They made repayments of \$1.5 million meaning at least \$989,908 of investor funds were used to repay investors.

<b>Drive Planning Truist Account xx2951</b>			
<b>From August 25, 2023 to August 28, 2023</b>			
Investor Deposits	\$ 2,326,165	Investor Repayments	\$ 1,513,202
Beginning Balance/Other Deposits	523,293	Less: Other Funds	(523,293)
Total Funds	\$ 2,849,459	Repayments Funded by Investors	\$ 989,908

28. Based on its purported collateral (discussed more below) and historical cash flows, it does not appear that Drive Planning will be able to generate future revenue sufficient to pay back its investors. Exhibit 4, attached, is a true and correct copy of a summary for the main Drive Planning accounts that I prepared from the bank and accounting records identified above.

### **INVESTOR FUNDS SPENT ON NON-REAL ESTATE EXPENSES**

#### **A. THE FIRST INVESTMENTS**

29. From the very beginning of the REAL program, Drive Planning appears to have used investor funds for expenses unrelated to real-estate.

30. On September 22, 2020, Drive Planning deposited a \$50,000 check for the first REAL investment. On October 13, 2020, some of these funds were sent to a self-directed IRA custodian for the benefit of an individual. Drive Planning appears to have used at least \$21,329 from the very first REAL investor to pay off an investor from a different program.

<b>Drive Planning Truist Account xx2951</b>			
<b>From September 22, 2020 to October 13, 2020</b>			
First REAL Investment 9/22/20	\$ 50,000	Payment to Self-Directed IRA	\$ 112,000
Total Investor Deposits	50,000	Less: Other Deposits	(90,671)
Beginning Balance	90,665	<b>REAL Investment Funds Used</b>	<b>\$ 21,329</b>
Other Deposits	6		
Total Other Deposits	\$ 90,671		

31. Drive Planning received \$180,000 for the second and third REAL investments on October 14, 2020. Between October 14 and November 16, 2020, at least \$80,358 of these investments were used on RV related expenses and Kessler & Solomiany, a family law firm, with a memo stating the payment was related to Christina Burkhalter, Todd Burkhalter's ex-wife.

<b>Drive Planning Truist Account xx2951</b>			
<b>From October 14, 2020 to November 16, 2020</b>			
Second REAL Investment	\$ 30,000	Atlantic RV Centers LLC	\$ 40,000
Third REAL Investment	150,000	Other RV Expenses	11,029
Total Investor Deposits	180,000	Kessler & Solomiany LLC (Christina Burkhalter)	42,518
		Non-Real Estate Expenses	93,547
Beginning Balance	11,689	Non-Real Estate Expenses	93,547
Other Deposits	1,500	Less: Other Deposits	(13,189)
Total Other Deposits	\$ 13,189	<b>REAL Investment Funds Used</b>	<b>\$ 80,358</b>

## B. THE YACHT

32. On October 20, 2023, Drive Planning transferred \$3.1 million from the Drive Planning JP Morgan account ending in xx5917 to MarineMax for the purchase of the yacht, "Stillwater". At least \$2 million of this payment was investor funds.

<b>Drive Planning Truist Account xx2951</b>		<b>Drive Planning JP Morgan Account xx5917</b>	
<b>From August 25, 2023 to October 19, 2023</b>		<b>From October 19, 2023 to October 20, 2023</b>	
Investor Deposits	\$ 29,632,420	Transfer from xx2951	\$ 3,500,000
Other Funds	989,793	Other Funds	152,911
Total Funds	30,622,213	Total Funds	3,652,911
Transfer to xx5917	3,500,000	Transfer to MarineMax	3,194,138
Less Other Funds	(989,793)	Less Other Funds from xx2951	(989,793)
Investor Funds Sent to xx2051	\$ 2,510,207	Less Other Funds from xx5917	(152,911)
		<b>Investor Funds sent to MarineMax</b>	<b>\$ 2,051,434</b>

33. Purchase documents received from MarineMax show that Burkhalter purchased the yacht for himself. The documents state that the yacht will be titled under Burkhalter's name and that while Drive Planning would provide the payment, it "will hold no claim or interest" in the yacht, now renamed "Live More." See Exhibit 5.



Pictured above is a listing photo for the yacht "Live More" prior to Burkhalter's purchase.

### C. OTHER NON-REAL ESTATE EXPENDITURES

34. From September 2020 to June 2024, Drive Planning and Burkhalter spent large sums of funds on expenses that are not consistent with the real estate deals represented to investors in the REAL program.

35. Drive Planning and Burkhalter spent \$319,628 on clothing, jewelry, and beauty treatments, including \$69,293 at Diamonds Direct, \$75,785 at Louis Vuitton, and \$7,777 at Drip IV, a beauty and wellness company located in St Petersburg, Florida.

36. Considerable funds have also been spent on luxury travel and vacations. At least \$4.6 million was spent on private jets and luxury car services. At least \$183,871 was spent on hotels and resorts including \$15,404 sent to Norwegian Cruise Line, \$12,750 sent to Access Italy, an Italian travel company, and \$8,738 spent on Expedia.com. \$5,098 was spent at a Four

Seasons hotel as recently as June 14, 2024.

37. Drive Planning and Burkhalter used \$1.3 million to repay investors in Drive Planning's other programs.

38. At least \$749,243 was spent on automobile and RV related expenses. This includes at least \$92,127 sent to a Jaguar Land Rover dealer, \$245,383 sent to Crown Automotive in St Petersburg Florida, and \$67,006 sent to Carvana.

39. From May 24, 2021 through December 2023, Drive Planning transferred \$1.9 million to Coinbase, a cryptocurrency brokerage. Starting in April 2023, Drive Planning received \$1.2 million back from Coinbase, for a net of \$732,966 transferred to Coinbase.

40. Exhibit 6, attached, is a true and correct copy of a summary of activity related to the main Drive Planning bank accounts.

#### **D. COMMISSIONS, PAYROLL, AND INSIDER PAYMENTS**

41. From September 2020 to June 2024, Drive Planning paid \$74.1 million to sales agents, employees, and company executives or their families. Through agreements with outside sales agents, Drive Planning offered commissions of 4% on REAL investments sold or rolled-over.

42. Drive Planning paid \$65 million through ADP, a payroll processor, which is believed to be mostly composed of commissions for Drive Planning's sales agents. An additional \$1.7 million was paid directly to the sales agents and Drive Planning employees. Members of the Burkhalter family received \$4 million. David Bradford, the COO, received \$3.2 million. See Exhibit 6.

43. Because Drive Planning received only \$17.6 million from sources other than REAL Investors, at least \$56.4 million of the \$74.1 million paid to sales agents, employees, and

executives must have been sourced from investor funds. It does not appear that any offering materials produced or distributed by Drive Planning disclose these payments to investors.

#### **DRIVE PLANNING ASSETS TRANSFERRED TO OTHERS**

44. Properties purchased with Drive Planning funds were often not titled under the name of Drive Planning. Occasionally, they were titled under a company name within the Drive Planning “brand” such as Drive Properties. However, they were often titled under Jacqueline and Todd Burkhalter’s personal names or entities such as The Burkhalter Ranch Corporation. No documents entitling Drive Planning to the properties listed in another entity’s name or proceeds from such properties have been identified.

45. Additionally, funds were often transferred to these parties from Drive Planning directly or transferred from Drive Planning through The Burkhalter Ranch Corporation (which received a total of \$17.8 million in deposits with \$17.1 million coming from Drive Planning).

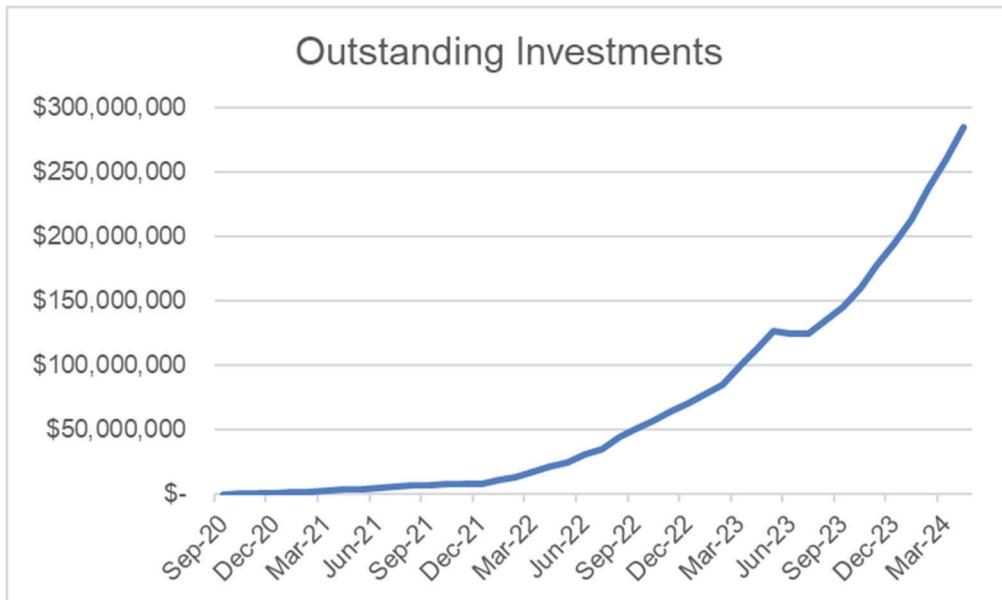
46. Jacqueline Burkhalter received net transfers of \$3.3 million from Drive Planning. This is comprised of \$1.2 million in wire transfers directed to Jacqueline Burkhalter, \$2.1 million in transfers into a personal account, \$22,000 through Zelle payments, and \$6,300 of checks. Of these transfers, \$320,000 have a memo indicating they were for marketing. \$1,020,000 of these transfers have occurred since May 1, 2024.

47. Below is a chart summarizing these activities. Please note, the property amounts listed for Jacqueline Burkhalter are for properties titled under her and Todd Burkhalter jointly.

<b>From Sept 2020 - June 2024</b>				
<b>Recipient/Title Owner</b>	<b>Transfers From Drive Planning</b>	<b>Transfers From The Burkhalter Ranch</b>	<b>Property Purchases by Drive Planning</b>	<b>Total</b>
<b>Jacqueline Burkhalter</b>	\$ 1,232,300	\$ 2,122,018	\$ 6,603,088	<b>\$ 9,957,406</b>
<b>The Burkhalter Ranch Corporation</b>	17,163,054	-	5,816,764	<b>22,979,818</b>
<b>Drive Properties LLC</b>	-	-	777,469	<b>777,469</b>
<b>Drive Gulfport Properties</b>	1,000	-	944,118	<b>945,118</b>
<b>TBR Supply House</b>	12,307	352,000	900,000	<b>1,264,307</b>

## **OUTSTANDING INVESTMENTS**

48. Based on the investor list provided by Drive Planning, as of May 6, 2024, the company owes investors at least \$287.3 million, with at least \$217 million being principal. This value grew fairly quickly over time, with more than \$93 million of the balance being accrued between January 1, 2024 and May 6, 2024. The graph below is based on the Drive Planning investor list and reflects this growth.



## **COLLATERAL AND RISK**

49. In investment materials and contracts, Drive Planning told investors that its funds would be used to invest in real estate opportunities and that the subject real property would serve as collateral securing REAL investments. Some materials prominently stated that the investments would not exceed a 65% loan-to-value ratio and occasionally, Drive Planning would produce collateral lists or discuss collateral holdings. See Exhibit 7.

50. Exhibit 7 states multiple times that Drive Planning would “never exceed 65% LTV.” It also states that the real estate is “backed by 140M of [real estate]... and 20M of cash reserves (Nov2023).” However, on October 31, 2023, Drive Planning already owed investors

over \$160 (a 100% loan-to-value ratio) and by the end of November owed investors over \$177 million (a 110% loan-to-value ratio).

51. In a “Portfolio of Real Estate Investments” document dated March 20,2023 , Drive Planning provided “an up to date list of the collateral that Drive Planning has secured to insure the REAL notes in addition to that made by our partner The Embry Group.” This list contained a subtotal of \$98,255,000 in collateral. As of this date, Drive Planning owed at least \$94,277,000 on REAL notes. This denotes a loan-to-value ratio of approximately 96%. See Exhibit 8. Note, many of the properties listed on the collateral lists are owned by Burkhalter personally or by entities other than Drive Planning.

52. An updated “Portfolio of Real Estate Investments” dated February 1, 2024 provided a subtotal of \$130,828,000 in collateral. As of this date, Drive Planning owed at least \$213,894,000 on REAL notes. This denotes a loan-to-value ratio of approximately 163%. See Exhibit 8.

53. On August 1, 2023 Todd Burkhalter claimed in a video shared with investors that “currently at the end of the quarter, we were at \$24,000,000” of cash on hand and that “currently we could probably pay back almost a year’s worth of obligations that we have.” Based on the bank account records, on June 30, 2023, (the presumed end of quarter referenced), the main Drive Planning accounts had \$14.2 million. As of August 1, 2023, these accounts had \$5.2 million. Based on Drive Planning’s spreadsheet, as of August 1, 2023, Drive Planning owed investors \$124.6 million and withdrawals from August 2, 2023 to May 6, 2023 were over \$72.3 million. As a result, it appears that, contrary to Burkhalter’s representation, Drive Planning did not have sufficient cash to pay back “almost a year’s worth of obligation that [the company] has.”

54. Descriptions of collateral are sometimes found alongside a guarantee and promoted as a way Drive Planning mitigates risk. For example, certain advertising material states that the “loan is fully collateralized (guaranteed) by real estate.” See Exhibit 9. No materials appear to state that these properties may be owned by Burkhalter personally. The guarantee can be found other places as well. The promissory notes provide a “guaranteed return... at the simple interest rate of 10%.” See Exhibit 10.

55. Risk disclosures are limited. For example, one of the advertising material’s only reference to risk is to state that “the risk is really low” and that “you can be sure that we and our lenders are protected from any losses.” See Exhibit 1. Another advertisement states that the collateral “radically reduces any risk the lender may have.” See Exhibit 9.

### **RECENT ACTIVITY**

56. In June 2024, Drive Planning appears to have continued taking investor funds, paying commissions, making non-real estate related purchases, and transferring funds to related parties.

57. While investor activity appears to have slowed, it has not stopped. For example, on June 14, 2024, Drive Planning received a \$65,000 wire with a memo indicating it was for a REAL investment from a previous investor in the program. On June 20, 2024, Drive Planning received \$7,000 from another previous investor. On June 26, 2024, Drive received a wire consistent with investor activity for \$30,000 from a resident of Colombia. On June 13, 2024, Drive Planning transferred \$550,000 to an Advanta IRA account in the name of a known REAL investor. On June 14, 2024, Drive transferred \$165,640 to an Advanta IRA account in the name of a REAL investor, representing her entire outstanding REAL investment which was not due until July 19, 2024.

58. Commissions have also continued to be paid. On June 13, 2024, \$1.9 million was transferred to ADP. On June 14, 2024, Burkhalter wrote a check in the amount of \$53,194 and indicated in the memo line that the money was for commissions to a sales agent of Drive Planning.

59. Drive Planning has also continued to use funds for non-real estate expenses. Between June 11 and 28, 2024. Drive Planning spent \$4,122 at Marine Max, \$5,099 at a Four Seasons hotel, and \$489 at a gentlemen's club in Saint Petersburg, Florida. Drive Planning also transferred \$25,529 to SFHR Development, a racecar team Drive Planning sponsors.

60. Since May 1, 2024, an account controlled by Jacqueline Burkhalter has received \$1,070,000 through transfers from the Burkhalter Ranch. Of that amount, \$300,000 was transferred on June 27, 2024. On June 6, 2024, David Bradford received \$607,136 from Drive Planning.

61. On July 23, 2024, Drive Planning and Burkhalter sent out an email update to clients and advisors. This email states that the Commission has “asked [Drive Planning] to refrain from selling any assets or making distributions until” the Commissions “review” has been concluded. The Commission has made no such request.

#### **OTHER DRIVE PLANNING INVESTMENTS**

62. Drive Planning does not appear to have limited its investment offerings to the REAL program. These other offerings included, in addition to other programs, the “Cash Out Real Estate” or CORE fund, a renewable energy fund, and an investment related specifically to Embry real estate projects. Financial activities for these investments appear to be operated out of the same accounts as the REAL program.

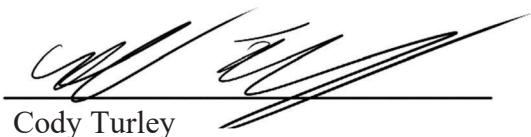
63. Based on bank records, between March 2021 to February 2022, Drive Planning

appears to have repaid 3 investors \$286,102 related to a solar investment.

64. From at least October 2021 to May 2024, Drive offered investments in the CORE program. Drive stated it would use these funds to invest in tax liens as a “100% Passive Income” and guaranteed returns of 10% after 6 months, 14% after 1 year, or 22% after 3 years. See Exhibit 11. Based on the investor list provided by Drive Planning, this fund appears to have received \$4.6 million from investors and as of May 6, 2024 owes investors over \$5 million.

I declare under penalty of perjury that the foregoing is true and correct.

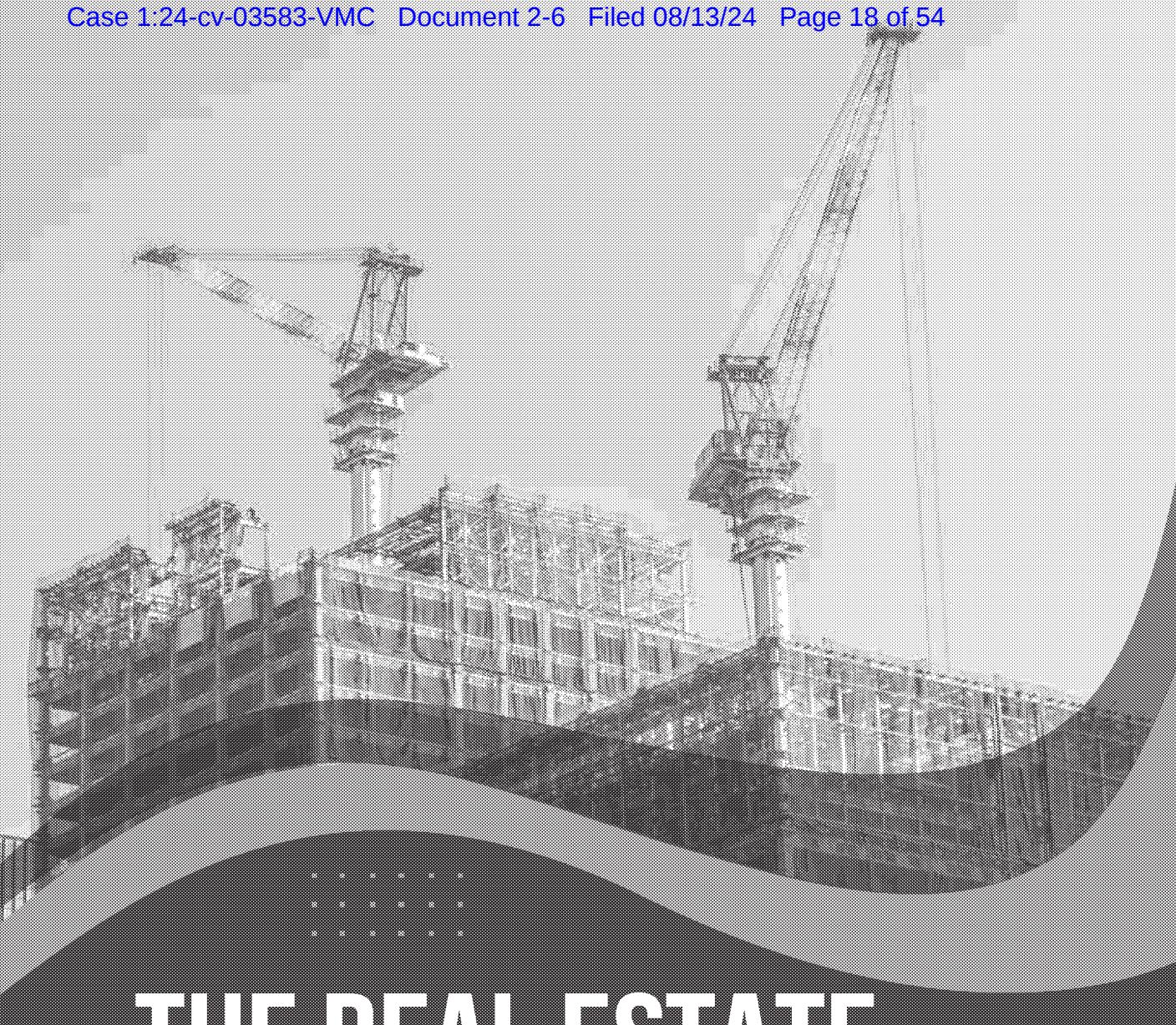
Executed on August, 9 2024.

A handwritten signature in black ink, appearing to read "Cody Turley". It is written in a cursive style with a long horizontal stroke extending to the right.

Cody Turley

# Exhibit

1



# THE REAL ESTATE ACCELERATION LOAN

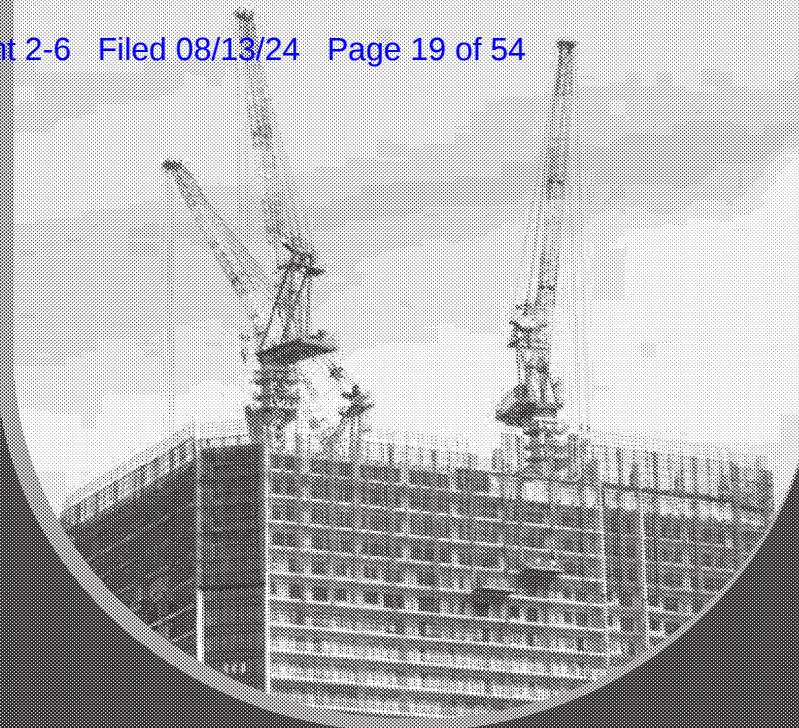
100% PASSIVE INCOME FROM REAL ESTATE INVESTMENTS

- 3 MONTH TERM
- 10 % RETURN
- MILLIONS OF COLLATERAL PROTECTION
- \$20,000 MINIMUM

**DRIVE**  
PLANNING

## WHAT IS THE R.E.A.L. OPPORTUNITY?

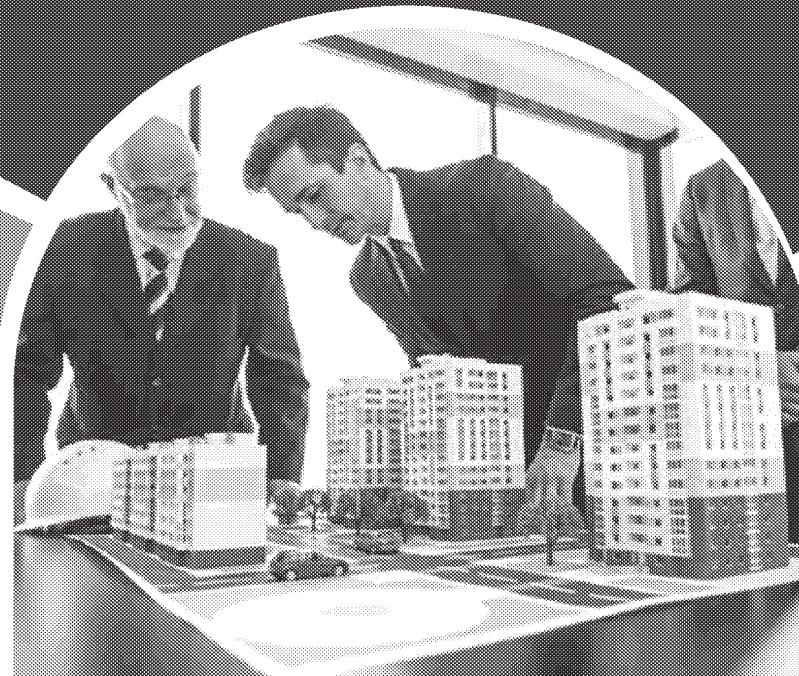
So, the Real Estate Acceleration Loan (R.E.A.L.) Plan is a type of loan that real estate developers can get to help them finish up projects they're already working on, or to fund new projects they want to start. Basically, it's a short-term loan that acts like a line of credit, but it's only available to developers who have a proven track record. We get paid back with high interest rates, and we make sure the loan is secured by cash and real estate collateral.



## HOW IT WORKS

We have a program that helps real estate developers get more projects, even while they're still finishing up others. The thing is, traditional lenders like banks usually won't offer this kind of loan because of all the regulations and red tape involved. But we're different - we only work with developers who have a track record of success, and they agree to share their profits with us and our lenders (which is you!). Our program is called the REAL Plan, and it basically allows developers to speed up their business growth, while also helping our lenders (you!) grow their wealth. It's a win-win situation for everyone involved!

**THE REAL ESTATE  
ACCELERATION LOAN  
IS FULLY COLLATERALIZED  
(PROTECTED) BY CASH  
AND REAL ESTATE**



# HOW YOU CAN PARTICIPATE IN THIS PROGRAM

Drive planning wants to make sure that this wealth opportunity is suitable for you.

## HERE ARE A FEW IMPORTANT THINGS TO REMEMBER.

- If you have \$20,000 you can participate.
- You can use money from your retirement account.
- You do NOT have to be an Accredited Investor.
- You can use money from savings.
- You can use money from a line of credit.

We are passionate about helping regular people grow their wealth the way the uber-wealthy do.

**If you have good credit and good income we may be able to help you receive up to \$200,000 for the REAL plan.**

COMPOUND INTEREST CALCULATOR	
INPUTS	
Real loan	\$100,000.00
Quarters/Year	4
Interest rate	10%
RESULT	
Future value	\$146,410.00

## FAQ

**How does Drive make sure your loan is protected from any potential losses?**

A: We've got you covered with millions of dollars in cash and real estate that we own outright. Your loan is due every 90 days, and you can cash out if you want to. This way, even if something goes wrong in the real estate market, the risk is really low.

**You might be wondering, is the REAL Plan too good to be true?**

Actually, this kind of program is pretty common among people who invest in real estate. For instance, if you've watched HGTV, you've probably seen how quickly professional real estate investors can make a profit that's even better than what the REAL Plan offers.

Your money is protected by collateral that includes \$21 million in cash, plus \$92 million worth of real estate as of March 2023. So you can be sure that we and our lenders are protected from any losses.

**So, how do I become a lender?**

First, you need to fill out the REAL application. Then, we'll send you an email with wiring instructions. Once your wire is matched with your application, we'll send you your loan contract (which is called a promissory note). At the end of 90 days, you can redeem your note and cash out completely, withdraw some of your money, add more money to your loan, or just let your loan and its interest roll over and compound. It's up to you!

**So, what do you do when your 90-day loan term is up?** Well, you've got a few different options. You can cash out completely if you want to, which means you'll get all your money back. Or, you could withdraw some of your money from the loan and keep the rest of it in the plan. If you want to add some money to your existing loan. And if you don't need the money right away, you can just let your loan and its interest keep building up over time. It's all up to you and what works best for your situation!



[invest@driveplanning.com](mailto:invest@driveplanning.com)



[www.driveplanning.com](http://www.driveplanning.com)



@driveplanning



@driveplanningllc

# Exhibit

2

**Summary of Drive Planning Bank Accounts****Drive Planning, LLC (A-04060)**

<b>Account Name</b>	<b>Financial Institution</b>	<b>Account Type</b>	<b>Date Opened</b>	<b>Signatories</b>	<b>Account Number</b>
Drive Planning LLC	Truist Bank	Depository	01/11/21	Russell Todd Burkhalter	xx3621
Drive Planning LLC	Truist Bank	Depository	05/05/20	Russell Todd Burkhalter Jacqueline Burkhalter (5/15/23) Other Individual 1 (5/15/23)	xx2951
Drive Planning LLC	Truist Bank	Depository	10/08/19	Russell Todd Burkhalter	xx8222
Drive Planning LLC	JPMorgan Chase	Depository	02/22/16	Russell Todd Burkhalter Jacqueline Burkhalter (6/17/16 to 8/17/16)	xx5917
Drive Planning LLC	Truist Bank	Credit Card	03/20/23	Russell Todd Burkhalter	xx5317
Drive Planning LLC	Truist Bank	Business Loan	05/13/20	N/A	xx0001
The Burkhalter Ranch Corporation	JPMorgan Chase	Depository	09/09/21	Russell Todd Burkhalter Jacqueline Burkhalter	xx3072
The Burkhalter Ranch Corporation	SouthState Bank	Depository	11/21/22	Russell Todd Burkhalter Jacqueline Burkhalter Other Individual 1 (11/21/22 to 6/21/23)	xx7677
Staurolite Barn LLC	SouthState Bank	Depository	11/17/22	Russell Todd Burkhalter Jacqueline Burkhalter Other Individual 1 (11/17/22 to 6/21/23)	xx3540
TBR Supply House Inc	SouthState Bank	Depository	11/17/22	Russell Todd Burkhalter Jacqueline Burkhalter Other Individual 1 (11/17/22 to 6/21/23)	xx3480
Property Solutions by Drive Planning LLC Operating Account	Truist Bank	Depository	05/15/24	Russell Todd Burkhalter Other Individual 2	xx0941
Property Solutions by Drive Planning LLC Escrow Account	Truist Bank	Depository	05/15/24	Russell Todd Burkhalter Other Individual 2	xx0933
Drive Gulfport Properties LLC	Regions Bank	Depository	01/07/20	Jacqueline Burkhalter	xx9254
Drive Real Estate LLC	Regions Bank	Depository	01/15/20	Jacqueline Burkhalter	xx9262
Drive Planning Financial Services LLC	Regions Bank	Depository	01/17/23	Other Individual 3	xx7453
Drive Planning Financial Services LLC Escrow	Regions Bank	Depository	01/31/23	Other Individual 3	xx7763
Drive Planning Financial Services LLC	Regions Bank	Depository	05/17/23	Other Individual 3	xx4603
Drive Planning Financial Services LLC	Regions Bank	Depository	08/30/23	Other Individual 3	xx9925

# Exhibit

3

**Summary of Drive Planning REAL Investor Lists  
Drive Planning, LLC (A-04060)  
For the Period of September 22, 2020 to May 6, 2024**

	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Investments Received	\$ 713,056	\$ 8,892,662	\$ 63,255,373	\$ 163,183,728	\$ 100,397,674	\$ 336,442,492
Interest Accrued	5,000	1,567,014	10,251,983	43,125,089	27,013,992	81,963,078
<b>Liabilities Accrued</b>	<b>718,056</b>	<b>10,459,677</b>	<b>73,507,355</b>	<b>206,308,817</b>	<b>127,411,666</b>	<b>418,405,570</b>
Withdrawals	-	(2,902,256)	(11,712,068)	(82,297,585)	(34,096,156)	(131,008,065)
Net Accrual	718,056	7,557,421	61,795,287	124,011,232	93,315,510	287,397,505
Prior Year Balance	-	718,056	8,275,477	70,070,764	194,081,996	-
<b>Outstanding Balance</b>	<b>\$ 718,056</b>	<b>\$ 8,275,477</b>	<b>\$ 70,070,764</b>	<b>\$ 194,081,996</b>	<b>\$ 287,397,505</b>	<b>\$ 287,397,505</b>

# Exhibit

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**Summary of Drive Planning Bank Account Investor Activity**  
**Drive Planning, LLC (A-04060)**  
**For the Period of September 2020 to June 2024**

Case 1:24-cv-03583-VMC Document 2-6 Filed 08/13/24 Page 26 of 54

2020											2021											2022											2023										
Sep			Oct			Nov			Dec			Jan			Feb			Mar			Apr			May			June			July			Aug										
Total Deposits	\$ 169,995	\$ 185,628	\$ 85,981	\$ 637,736	\$ 655,747	\$ 435,329	\$ 1,546,008	\$ 339,386	\$ 602,579	\$ 1,500,917	\$ 772,779	\$ 869,510																															
Less: Investor Deposits	(50,000)	(180,000)	(75,000)	(425,061)	(588,250)	(408,582)	(1,327,000)	(292,000)	(466,000)	(865,180)	(733,275)	(810,906)																															
Non-Investor Deposits	119,995	5,628	10,981	212,675	67,497	26,747	219,008	47,386	136,579	635,737	39,504	58,604																															
Less: Investor Repayments	-	-	-	(30,000)	(7,600)	(340,558)	(114,191)	(121,550)	(66,805)	(199,982)	(213,047)	(235,056)	(28,500)																														
Surplus/(Investor-Funded)	119,995	5,628	10,981	212,675	37,497	19,147	284,372	\$ 217,567	\$ 17,584	\$ 230,631	\$ (4,464)	\$ 25,640																															
Cumulative	\$ 119,995	\$ 125,622	\$ 136,604	\$ 349,278	\$ 386,775	\$ 405,922	\$ 284,372	\$ 217,567	\$ 17,584	\$ 230,631	\$ (4,464)	\$ 25,640																															
2021											2022											2023											2024										
Sept			Oct			Nov			Dec			Jan			Feb			Mar			Apr			May			June			July			Aug										
Total Deposits	\$ 1,046,730	\$ 564,604	\$ 1,635,037	\$ 683,814	\$ 1,349,085	\$ 3,536,449	\$ 5,123,909	\$ 4,095,937	\$ 3,359,964	\$ 5,635,447	\$ 4,982,745	\$ 5,865,710																															
Less: Investor Deposits	(932,500)	(449,750)	(901,700)	(636,380)	(1,155,791)	(3,416,123)	(4,800,175)	(3,370,849)	(3,318,653)	(5,138,640)	(4,804,090)	(5,805,718)																															
Non-Investor Deposits	114,230	144,854	733,337	47,434	193,294	120,326	323,734	725,088	41,311	496,807	178,655	59,992																															
Less: Investor Repayments	(411,900)	(416,150)	(779,266)	(474,700)	(423,084)	(599,588)	(732,751)	(490,425)	(518,874)	(598,423)	(767,240)	(738,819)																															
Surplus/(Investor-Funded)	(297,670)	(301,296)	(45,929)	(427,266)	(229,790)	(479,262)	(409,017)	234,663	(477,563)	(101,616)	(588,585)	(678,827)																															
Cumulative	\$ (272,031)	\$ (573,326)	\$ (619,255)	\$ (1,046,521)	\$ (1,276,311)	\$ (1,755,573)	\$ (2,164,589)	\$ (1,929,926)	\$ (2,407,489)	\$ (2,509,104)	\$ (3,097,690)	\$ (3,776,517)																															
2022											2023											2024											2024										
Sept			Oct			Nov			Dec			Jan			Feb			Mar			Apr			May			June			July			Aug										
Total Deposits	\$ 8,521,706	\$ 6,525,175	\$ 8,112,735	\$ 7,055,468	\$ 7,324,125	\$ 7,434,396	\$ 13,459,933	\$ 11,179,756	\$ 17,124,063	\$ 10,068,073	\$ 11,323,078	\$ 16,395,649																															
Less: Investor Deposits	(8,217,344)	(6,444,028)	(7,644,028)	(6,862,149)	(7,244,587)	(7,041,492)	(13,010,810)	(10,626,761)	(16,887,716)	(9,494,424)	(11,092,931)	(14,982,320)																															
Non-Investor Deposits	304,362	55,031	468,707	193,319	79,538	392,903	449,123	552,994	236,347	573,649	230,147	1,413,329																															
Less: Investor Repayments	(1,133,859)	(1,051,969)	(2,511,569)	(2,533,523)	(1,912,015)	(2,376,252)	(2,437,810)	(2,265,490)	(1,712,496)	(1,988,687)	(1,747,265)	(15,123,016)	(17,033,579)																														
Surplus/(Investor-Funded)	(829,497)	(956,937)	(12,042,862)	(2,340,204)	(1,832,477)	(1,983,348)	(1,761,843)	(1,746,036)	(1,746,036)	(1,746,036)	(1,746,036)	(1,746,036)	(1,746,036)																														
Cumulative	\$ (4,606,014)	\$ (5,562,952)	\$ (17,605,813)	\$ (9,946,017)	\$ (11,778,494)	\$ (13,761,843)	\$ (15,750,530)	\$ (15,750,530)	\$ (15,750,530)	\$ (15,750,530)	\$ (15,750,530)	\$ (15,750,530)	\$ (15,750,530)																														

Accounts Summarized:

Drive Planning LLC - Truist - xx2951  
 Drive Planning LLC - Truist - xx3621  
 Drive Planning LLC - Truist - xx5317  
 Drive Planning LLC - JP Morgan - xx5917  
 The Burkhalter Ranch Corp. - JP Morgan - xx3072  
 The Burkhalter Ranch Corp. - South State - xx7677

Deposits		Ponzi Analysis
Total Deposits	\$ 389,665,393	
Less: Investor Deposits	\$ (372,022,769)	
Non-Investor Deposits	\$ 17,642,625	

Less: Investor Repayments

(Investor-Funded Repayments)

(Investor-Funded Repayments)

\$ (137,275,837)

# Exhibit

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## Final Purchase Agreement



MARINEMAX EAST, INC.

DATE 17 OCT 2023	FQ # 96757	STOCK # 198430	CUSTOMER # 2495483		
BUYER RUSSELL T BURKHALTER	HOME PHONE [REDACTED]		WORK PHONE		
CO-BUYER			FAX NUMBER	CO-BUYER EMAIL	
STREET ADDRESS [REDACTED]			CITY	STATE	ZIP [REDACTED]
ESTIMATED DELIVERY DATE 14 OCT 2023					
DESCRIPTION OF PURCHASE					
MAKE GALEON	MODEL 680FLY	COLOR SILVER & WHITE	YEAR 2021	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> PRE-OWNED	HIN GLN68005A121
ENGINE MAKE MAN	MODEL V8 1200		YEAR 1200	HP	SERIAL NO. 64058348075833
MAN	V8 1200		1200		64058348195833
TRAILER MAKE	MODEL		YEAR	SERIAL NO.	
INCLUSION MAKE	MODEL		YEAR	BRAND	SERIAL NO
STANDARD EQUIPMENT	OPTIONAL EQUIPMENT AS IS WHERE IS CONDITION	DEALER INSTALLED OPTIONS BOAT PREPARATIONS BOAT INSPECTION GO BOATING KIT FULL TANK OF FUEL DELIVERY ORIENTATION LARGEST SERVICE NETWORK CONTINUING TRAINING ALL INCENTIVES INCLUDED			
DESCRIPTION OF TRADE - IN					
MAKE	MODEL	SERIAL		YEAR	

Buyer is solely responsible for the payment of all applicable local, state and/or federal taxes.

All applicable title, reg, doc, filing and dealer fees represent costs and profits to the dealer for preparing documents related to the sale.

Buyer agrees that the balance due will be paid by WIRE TRANSFER or at time of sale. If at time of sale, this agreement is not final and binding on Seller unless (1) Buyer's credit has been approved by a bank or finance company that agrees to purchase a retail installment contract based upon this agreement; (2) appropriate financing disclosures are made, and (3) Buyer has executed a retail installment contract and security agreement.

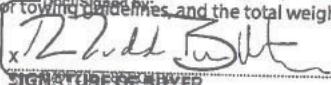
Please do not wire money until verbally confirmed with store Business Manager.

Initial deposit of 10% is due within five days of execution of this Agreement. Additional deposits may be required by attached addendum. Buyer must close transaction within 5 business days of written contract date unless otherwise agreed in writing by Seller. \_\_\_\_\_ (Initial here)

PRICING	
SALE PRICE	3,147,710.76
TRADE ALLOWANCE	0.00
DOCUMENT FEE	0.00
NET SALE	3,147,710.76
SALES TAX	19,840.51
TITLE, REG, DOC, FILING & DEALER FEES	1,795.00
EXTENDED SERVICE CONTRACT	26,293.00
VANTAGE SEALANT PROTECTION	8,499.00
PLANNED MAINTENANCE	0.00
TRAILER TIRE & WHEEL	0.00
SUBTOTAL	3,204,138.27
DEPOSIT	10,000.00
BALANCE DUE ON TRADE	0.00
UNPAID BALANCE	3,194,138.27

#### ACCEPTANCE OF VESSEL

"I hereby accept ownership of the Vessel and risk of loss and acknowledge and agree that I have procured and will maintain adequate insurance on the Vessel from and after the date hereof. In the event that MarineMax retains possession of my Vessel after the date hereof, I acknowledge that MarineMax has retained possession at my request. I agree that I am solely responsible for the Vessel, risk of loss and insurance during and after MarineMax's possession. I have reviewed my vehicle owner's manual for towing guidelines, and the total weight of both Boat and Trailer that I am purchasing (if applicable), are within Manufacturer's specification for towing."

 x

SIGNATURE OF BUYER

10/19/2023 | 6:34 AM PDT

x  
DATE

SIGNATURE OF CO-BUYER

DATE

**ADDITIONAL TERMS AND CONDITIONS**

**1. MANUFACTURER'S WARRANTY.** The boat, motor and accessories sold pursuant to this Agreement are sold subject only to applicable manufacturer's warranties, if any, except as otherwise expressly provided in this Agreement.

**2. DISCLAIMER OF WARRANTIES: THE BOAT, MOTOR AND ACCESSORIES BEING PURCHASED PURSUANT TO THIS AGREEMENT ARE SOLD BY SELLER "AS IS" AND SELLER MAKES NO WARRANTIES ON ITS OWN BEHALF, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE,** unless Seller gives Buyer a written warranty on its own behalf or Seller enters into a service contract in connection with this sale or within 90 days of sale. If Seller gives Buyer a written warranty on its own behalf or Seller enters into a service contract in connection with this sale or within 90 days of sale, then any implied warranties shall be limited in duration to the duration of Seller's written warranty or service contract. **SELLER DISCLAIMS AND SHALL NOT BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, OR INDIRECT DAMAGES OF ANY NATURE. EXCEPT AS SET FORTH HEREIN, ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING IMPLIED WARRANTIES OF FITNESS AND MERCHANTABILITY, ARE EXPRESSLY EXCLUDED AND DISCLAIMED TO THE MAXIMUM EXTENT PERMITTED BY LAW. THE RIGHTS AND REMEDIES DESCRIBED HEREIN SHALL BE THE SOLE AND EXCLUSIVE REMEDY AGAINST SELLER. NO OTHER REMEDIES ARE AVAILABLE TO BUYER, INCLUDING BUT NOT LIMITED TO, REVOCATION OF ACCEPTANCE AND RESCISSION.** BUYER AGREES NO OTHER REMEDIES ARE AVAILABLE TO BUYER, INCLUDING BUT NOT LIMITED TO, REVOCATION OF ACCEPTANCE AND RESCISSION.

**3. CLOSING; DELIVERY.** If the boat, motor and/or accessories purchased pursuant to this Agreement is in stock, Buyer shall close this transaction within five (5) business days of executing this Agreement, unless otherwise agreed in writing signed by Seller. If Seller orders the boat, and/or motor being purchased pursuant to this Agreement, Buyer agrees that accessories to Seller. Buyer further agrees that Seller shall not be liable for any delay caused by circumstances beyond Seller's reasonable control, nor shall any such delay be grounds for cancellation of this Agreement. If the boat, motor and/or accessories have not been received by Seller by the specified estimate delivery date, Seller agrees to notify Buyer when receiving notice. The boat, motor and/or accessories purchased pursuant to this Agreement are delivered F.O.B. at Seller's location designated on the first page of this Agreement. Delivery of the boat, motor and/or accessories being purchased pursuant to this Agreement is subject to payment in full of the balance due at the time of closing.

**4. BUYER'S DEFAULT; LIQUIDATED DAMAGES.** If Buyer fails to close the transaction and/or pay the full balance due by the closing date, Buyer will be deemed in default of this Agreement. In the event of Buyer's default, Seller shall retain the initial deposit amount, not to exceed 10% of the sale price, as liquidated damages, in full and final settlement of all claims between the parties, and the parties shall be relieved of all obligations under this Agreement. Any remaining funds from the Deposit will be returned to Buyer. Buyer agrees otherwise obtaining an adequate remedy. These liquidated damages are intended by the Buyer and the Seller to be a reasonable forecast of the probable harm suffered in case of a breach of contract, as actual damages are very difficult to ascertain or estimate, and this provision is not intended to be construed as a penalty.

**5. TRADE-IN.** Buyer warrants that any traded-in boat, motor and/or accessories, are owned solely by Buyer, free and clear of all liens, encumbrances and security interests of any kind, except as noted otherwise in this Agreement. Buyer agrees that any boat, motor and/or accessories to be traded-in by Buyer as part of this sale, if any, are subject to appraisals, survey account for any defects or conditions discovered through such investigation which affect the value of the boat, motor and/or accessories. Buyer understands that Seller intends to immediately attempt to resell the boat, motor and/or accessories being traded-in. Buyer agrees to immediately execute and deliver to Seller such documents of title as are necessary to enable Seller to sell the traded-in boat, motor and/or accessories to a prospective third-party purchaser.

**6. PRIOR USE.** Buyer acknowledges that a new boat being purchased pursuant to this Agreement may have hours of use prior to delivery to Buyer. This use may be the result of pretesting of the boat by the manufacturer, Seller, or potential buyers, as well as on-water transportation of the boat to the delivery site. If Vessel is new and has in excess of 25 Engine Hours please review paragraph below (if applicable)

If checked, Buyer acknowledges that Vessel has [ ] hours of use, as a result of pre-testing, sales activities, or transportation by the manufacturer or dealer

**7. MODEL OR DESIGN CHANGES.** Buyer understands that the manufacturer retains the right to make changes in the model or design of its new boats, as well as its accessories, at any time. Buyer agrees that any such changes will not obligate either Seller or the manufacturer to make corresponding changes in the particular boat, motor and/or accessories covered by this Agreement, either before or after the delivery thereof to Buyer.

**8. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and no other verbal or written representations, statements, claims or inducements are incorporated into this Agreement, and are void and have no effect, unless in writing and signed by both parties. This Agreement supersedes any prior Purchase Agreement between Buyer and Seller for the purchase of a boat, motor(s) and/or accessories that had not been consummated. **SELLER DISCLAIMS ANY REPRESENTATIONS OR STATEMENTS BY ANY AGENTS, EMPLOYEES OR REPRESENTATIVES OF SELLER, WHETHER VERBAL OR IN WRITING, INCLUDING IN ADVERTISEMENTS OR BROCHURES. EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT, BUYER DISCLAIMS RELIANCE ON ANY REPRESENTATIONS OR STATEMENTS BY ANY AGENTS, EMPLOYEES OR REPRESENTATIVES OF SELLER, WHETHER VERBAL OR IN WRITING, INCLUDING IN ADVERTISEMENTS OR BROCHURES, AND BUYER HAS NOT RELIED UPON ANY SUCH REPRESENTATIONS OR STATEMENTS OTHER THAN THE REPRESENTATIONS AND STATEMENTS MADE IN THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO THE CONDITION, CHARACTERISTICS, AND/OR HISTORY OF THE VESSEL, ITS ACCESSORIES AND/OR APPURTENANCES. BUYER ALSO WAIVES ANY RIGHTS OR CLAIMS ARISING FROM ANY SUCH STATEMENTS, CLAIMS, INDUCEMENTS, OR REPRESENTATIONS, INCLUDING BUT NOT LIMITED TO CLAIMS OF FRAUD AND/OR MISREPRESENTATION RELATING TO THE PURCHASE OF THE VESSEL, THE VESSEL, ITS ACCESSORIES, AND/OR APPURTENANCES.**

**9. ATTORNEY'S FEES.** In the event it is necessary for Seller to employ an attorney to enforce the terms of this Agreement or to defend any lawsuit arising out of this Agreement, then Buyer shall pay all of Seller's costs, including reasonable attorney's fees, whether incurred in trial, appellate or bankruptcy court proceedings, plus court costs, deposition, investigation, travel and any other necessary expenses unless a judgment is entered against Seller for the complete relief sought in any complaint or pleading.

**10. GOVERNING LAW.** The parties agree that this agreement shall be governed by the laws of the state Florida.

**11. ASSIGNMENT.** This Agreement may not be assigned by the Buyer without the express written approval of the Seller.

**12. SEVERABILITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and shall be enforced to the fullest extent of the law or modified to achieve the same intent. Where a provision can be construed as valid, it shall be so construed.

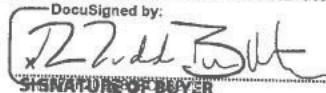
**13. BINDING NATURE OF AGREEMENT.** This Agreement will be binding on the parties and their respective heirs, legal representatives, successors and assigns.

**14. NONDISPARAGEMENT.** Buyer agrees that he/she shall not make disparaging comments about MarineMax, Seller, or any of their respective employees, shareholders, and directors including without limitation in any print or broadcast media, any public network such as the Internet, any other outbound data program such as computer generated mail, reports or faxes or any source likely to result in publication or computerized access or social media.

**15. DISPUTE RESOLUTION; GOVERNING LAW; AND VENUE.** If a dispute arises from or relates to this Agreement or the breach thereof, including any related tort claims, and if the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute by mediation with a qualified mediator of the parties' choosing before Sixth Judicial Circuit Court in and for Pinellas County, Florida, or the United States District Court for the Middle District of Florida Tampa Division, to the exclusion of the courts of any other country, state, county, or city. Any dispute arising out of this transaction, whether sounding in contract, tort, or otherwise and any litigation shall be governed by the laws of the State of Florida. EACH PARTY HERETO HEREBY IRREVOCABLY WAIVES ALL RIGHT TO TRIAL BY JURY IN ANY LITIGATION, ACTION, PROCEEDING, CROSS-CLAIM, OR COUNTERCLAIM IN ANY COURT (WHETHER BASED ON CONTRACT, TORT, OR OTHERWISE) ARISING OUT OF, RELATING TO OR IN CONNECTION WITH (I) THIS AGREEMENT OR THE VALIDITY, PERFORMANCE, INTERPRETATION, COLLECTION OR ENFORCEMENT OF THIS AGREEMENT OR (II) THE ACTIONS OF SUCH PARTY IN THE NEGOTIATION, AUTHORIZATION, EXECUTION, THIS AGREEMENT.

HEREAN AGENT NOR A CO-WARRANTOR OR ITS DISTRIBUTOR OR THE MANUFACTURER.  
OF THIS AGREEMENT. BUYER ACKNOWLEDGES READING AND UNDERSTANDING ALL OF THE TERMS AND  
CONDITIONS ABOVE.

DocuSigned by:

  
SIGNATURE OF BUYER

SIGNATURE OF DEALER

10-18-23  
DATE

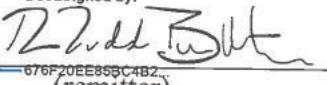
10/19/2023 | 6:34 AM  
DATE

X  
SIGNATURE OF CO-BUYER

### MarineMax Assignment

I DRIVE PLANNING LLC, give my permission for the funds paid by wire in the amount of \$ 3,194,138.27 that shows DRIVE PLANNING LLC as the remitter to be used as purchase for a 2021 GALEON 680FLY GLN68005A121, I also give my permission for the above mentioned boat, to be in the name of RUSSELL BURKHALTER and DRIVE PLANNING LLC will hold no claim or interest.

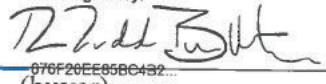
Dated: 10/20/2023 | 7:38 AM PDT

DocuSigned by:  
  
676F20EE85BC4B2...  
(remitter)

### Acceptance

The undersigned hereby accepts the above assignment and assumes all obligations of the purchaser from the reference agreement.

Dated: 10/20/2023 | 7:38 AM PDT

DocuSigned by:  
  
676F20EE85BC4B2...  
(buyer)

# Exhibit

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**Summary of Drive Planning Bank Account Activity****Drive Planning, LLC (A-04060)****For the Period of September 2020 to June 2024**

<b>Source of Funds</b>		<b>Use of Funds</b>	
CORE/Other Investors	\$ 4,056,707	Investors	\$ 154,918,462
Business Loans to Drive Planning	1,668,534	Investor Payments	154,918,462
Cryptocurrency	1,201,525	Likely Real Estate Activity	48,922,701
Bank Interest	942,712	Property Purchased for Other Entities	6,716,764
RV	536,974	Cabo San Lucas Condo	4,142,448
David Bradford	489,933	Related Businesses	1,670,307
Insurance Commissions	421,126	Other/Unknown	7,100,933
Related Businesses	53,970	Potential Real Estate Activity	68,553,153
Other/Unknown	8,271,145	ADP/Employees/Commissions	66,807,863
Non-Investor Funds	17,642,625	Todd/Jackie Burkhalter Properties	6,603,088
Investors	372,022,769	Loans to Executives/Agents	5,316,977
Investor Deposits	372,022,769	Jacqueline Burkhalter	3,654,318
<b>Total Funds</b>	<b>\$ 389,665,393</b>	David Bradford	3,261,467
		Burkhalter Family	386,533
		Payments to Staff/Owners	86,030,246
		Arnall Golden Gregory LLP	825,000
		Taxes	577,316
		Shipping/Advertising/Technology	526,641
		Insurance	293,252
		Bank Fees	198,760
		Trainings/Speakers	137,580
		General Business Expenses	2,558,549
		Other Credit Cards	4,906,154
		Private Jets/Luxury Car Services	4,676,018
		Yacht/Boating	3,371,087
		Business Purchases/Funding	2,598,375
		Cryptocurrency	1,936,461
		Business Loan Repayments	1,778,828
		CORE/Other Investors	1,336,736
		Golf Carts/Tractors/Equipment	828,696
		Racing Sponsorship/Donations	813,955
		Automobiles/RV	749,243
		Beauty/Fashion/Clothing	319,628
		Hotels/Resorts/Travel	183,871
		Restaurants/Entertainment	115,292
		Cattle/Animals	107,727
		Precious Metals	90,200
		Gentlemen's Clubs/Models/Dating	77,156
		Rent	48,149
		Miscellaneous Payments	23,937,576
		<b>Total Funds Used</b>	<b>\$ 335,997,986</b>

**Accounts Summarized:**

Drive Planning LLC - Truist - xx2951  
 Drive Planning LLC - Truist - xx3621  
 Drive Planning LLC - Truist - xx5317  
 Drive Planning LLC - JP Morgan - xx5917  
 The Burkhalter Ranch Corp. - JP Morgan - xx3072  
 The Burkhalter Ranch Corp. - South State - xx7677

# Exhibit

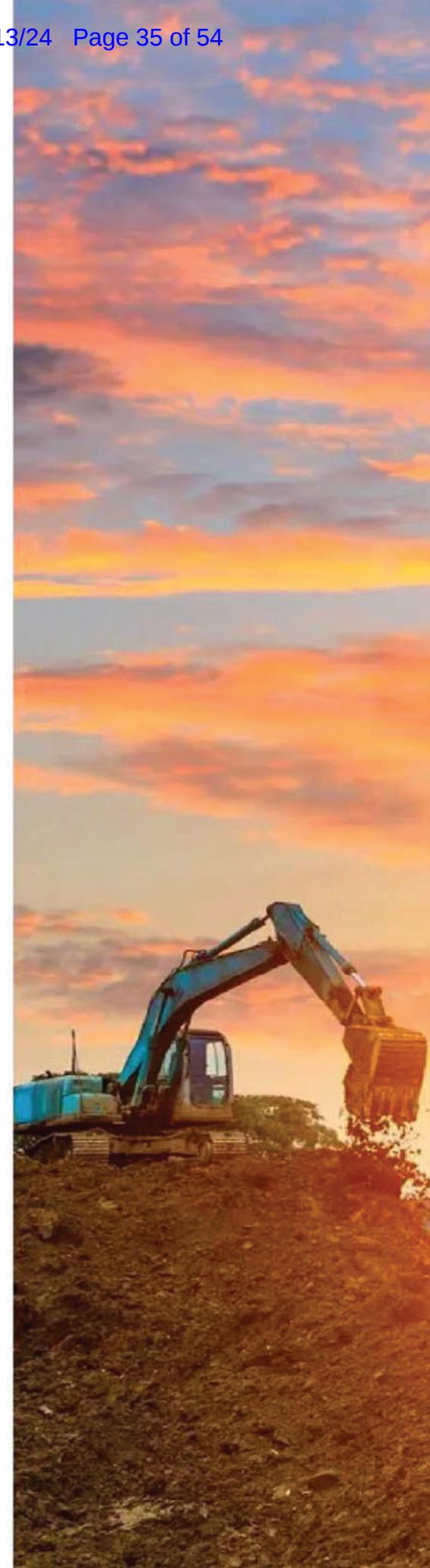
7

# REAL OPPORTUNITY

100% PASSIVE REAL  
ESTATE PROGRAM  
SECURED BY COLLATERAL  
AND CONTRACTUAL  
RETURNS

REAL ESTATE  
ACCELERATION LOAN

**DRIVE**  
PLANNING



## HOW IT WORKS

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At Drive Planning, we've made this type of opportunity available and accessible to more people. By using our private lending opportunity, you are able to participate in the profits with highly proven and worthy real estate developers.

REAL is a Line of Credit (LOC) produced by the pool of lenders involved with Drive. This LOC is used to fund worthy projects in the form of a bridge loan. We joint venture along these projects and are able to profit share in the lucrative returns (300-500%). Often, these projects have a major builder lined up before dirt is broken. Lenders are backed by 140M of R.E owned outright, and 20M of cash reserves (Nov2023).

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**\*COLLATERAL IS OWNED  
OUTRIGHT. WE NEVER EXCEED  
OUR 65% LTV PROMISE**

**\*WE DIVERSIFY  
GEOGRAPHICALLY AND WITH  
MULTIPLE DEVELOPERS**



# HOW TO GET INVOLVED

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The REAL Opportunity is accessible with a minimum of 20,000, and has lenders involved with well over a million. The process to get involved includes a digital application (below) provided by an active Drive broker.

Upon receiving funds through Drive, lenders are provided a promissory note (contract) that earns 10% on your loan every 90 days. Before the maturity date, the lender has access to withdraw all of their funds, withdraw the interest gained, add to it, or compound and let it roll over into another term of 10% interest.

**\*90 Day Term**  
**\*10% Interest**  
**\*Millions of Collateral Backing**

<https://driveplanning.com/> [REDACTED] /real/

# DRIVE PLANNING'S PORTFOLIO

## Recent Projects:

- Development in Metro Atlanta, 300+ lots cost \$4.3M. After it was developed, a Fortune 500 homebuilder purchased the lots for over \$40k per lot. Drive's profit: \$4M+
- Blue Ridge, GA- Ultra-hot housing and vacation rental market along the picturesque North GA mountains. 28 & 48 acre tracts developed for lot sales. Paid \$21,000 per lot, and post development are going on average for \$100,000 per lot
- Gulfport, FL- Acquired 4 lots for \$900,000, come in and add \$1.5M of structure. Translated value of equity is now worth \$5.2M. Continue to also take cash flow on the property.



# COMMONLY ASKED QUESTIONS:

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## Is the REAL Program registered with the SEC?

No, it's not. When Drive constructed this opportunity, we worked with our legal team and decided if this were to be SEC registered, it would be limited to accredited investors ONLY and would require a 3-year term. We created this to be a private lending opportunity and be accessible to more people.

## How is REAL sustainable?

Drive continues to acquire new RE collateral while cashing out on the sale of developed properties, all while managing its various income producing RE properties/ venues and improving its cash reserves.

## How is my loan secure?

Our lenders are backed by collateral and we never exceed 65% LTV (Loan to Value) making you protected and whole with a layer of protection even with an unforeseen correction in the market

# Exhibit

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# THE DRIVE PLANNING

Portfolio | of | Real | Estate | Investments

**3/20/2023**

The REAL Opportunity not only has partners that we work with to offer bridge loans and profit sharing in their real estate deals, but also has the full support of the assets of Drive Planning's own Portfolio of Real Estate Investments.

In addition to this, Drive Planning - as the custodian and manager of the REAL Opportunity - keeps millions of dollars in cash for future opportunities and to insure over 50% of the promissory notes for any given year.

Below is an up to date list of the collateral that Drive Planning has secured to insure the REAL notes in addition to that made by our partner The Embry Group.

<p>1061 Hardscrabble Rd Mineral Bluff, Ga 30559</p>  <p><b>\$4,000,000</b></p>	<p>330 E. 2nd St. Blue Ridge, Ga 30513</p>  <p><b>\$900,000</b></p>	<p>308 E. Alden St. Valdosta, Ga</p>  <p><b>\$290,000</b></p>	<p>The Gemsbok 632 Cherry Lake Dr. Blue Ridge, GA 30513</p>  <p><b>\$432,000</b></p> <p><small>Sold 135% Return in 18 months</small></p>
<p>226 Golden Nugget Dr. Blairsville, Ga</p>  <p><b>\$140,000</b></p> <p><small>51% increase in 11 months</small></p>	<p>1147 Piney Rd. Mineral Bluff, Ga 30559 60 acres</p>  <p><small>Development appraisal</small></p> <p><b>\$4,000,000</b></p>	<p>1019 Hardscrabble Rd. 39.5 Acres plus structure</p>  <p><small>Development appraisal</small></p> <p><b>\$5,500,000</b></p>	<p>Gulf Port Development</p>  <p><small>Drive Gulfport Properties, LLC</small></p> <p><b>4,000,000</b></p>
<p>Drive Montana Properties, LLC</p>  <p><small>Asset Value</small></p> <p><b>\$1,950,000</b></p>	<p>Drive Planning, LLC</p>  <p><small>Assets</small></p> <p><b>\$15m</b></p>	<p>The Burkhalter Ranch, LLC Drive Gulfport Properties, LLC</p>  <p><b>6,500,000</b></p>	<p>TBR Supply House, LLC Staurolite Barn, LLC</p>  <p><small>Drive Real Estate, LLC</small></p>
<p>Coles Crossing</p>  <p><b>850,000</b></p>	<p>St. Petersburg-Bliss</p>  <p><b>2,800,000</b></p>	<p>10075 Blue Ridge Drive Blue Ridge, GA 30513</p>  <p><b>2,000,000</b></p>	<p>116th Ave Fishers, IN</p>  <p><b>5,000,000</b></p>
<p>270 Madola Rd. Blue Ridge, GA 30513</p>  <p><b>475,000</b></p>	<p>The Preserve at Conley Creek</p>  <p><b>\$15,150,000</b></p>	<p>One Building 100 1ST AVE N, #3104, ST PETERSBURG, FL 33701</p>  <p><b>2,700,000</b></p>	<p>Tower Rd. Mineral Bluff, Ga</p>  <p><b>\$9,000,000</b></p>
<p>Piney Rd. Mineral Bluff, Ga 28 acres</p>  <p><b>5,000,000</b></p>	<p>Doc Roof Rd. Blue Ridge, Ga 48 acres</p>  <p><b>4,000,000</b></p>	<p>801 South Atlanta St. Atlanta, Ga 30075</p>  <p><b>\$3,000,000</b></p>	<p><b>SUBTOTAL</b></p> <p><b>\$98,255,000</b></p>

# THE DRIVE PLANNING

Portfolio | of | Real | Estate | Investments

2/1/2024

The REAL Opportunity not only has partners that we work with to offer bridge loans and profit sharing in their real estate deals, but also has the full support of the assets of Drive Planning's own Portfolio of Real Estate Investments.

In addition to this, Drive Planning - as the custodian and manager of the REAL Opportunity - keeps millions of dollars in cash for future opportunities and to insure over 50% of the promissory notes for any given year.

Below is an up to date list of the collateral that Drive Planning has secured to insure the REAL notes.

<p>Staurolite Barn Event Center Blue Ridge, GA</p> <p><b>\$4,000,000</b> Cashflowing</p>	<p>330 E. 2nd St. Blue Ridge, Ga 30513</p> <p><b>\$900,000</b></p>	<p>308 E. Alden St. Valdosta, Ga</p> <p><b>\$325,000</b></p>	<p>147 Piney Rd. Mineral Bluff, Ga 30559 60 acres 3 Mountain Houses</p> <p><b>\$7,899,000</b></p>
<p>226 Golden Nugget Dr. Blairesville, Ga</p> <p><b>CURRENTLY LISTED TO SELL</b></p> <p><b>\$205,000</b> 51% increase in 11 months</p>	<p>1147 Piney Rd. Mineral Bluff, Ga 30559 60 acres</p> <p>Selling lots</p> <p><b>\$4,000,000</b></p>	<p>1019 Hardscrabble Rd. 39.5 Acres plus structure</p> <p>Development appraisal</p> <p><b>\$5,500,000</b></p>	<p>Gulf Port Development</p> <p>Cashflowing</p> <p>Drive Culport Properties,LLC</p> <p><b>\$4,000,000</b></p>
<p>Drive Montana Properties, LLC</p> <p>Asset Value</p> <p><b>\$3,200,000</b></p>	<p>Drive Planning, LLC</p> <p>Assets</p> <p><b>\$29,000,000</b></p>	<p>The Burkhalter Ranch, LLC</p> <p>Drive Gulfport Properties, LLC</p> <p><b>\$25,000,000</b></p>	<p>TBR Western Store, TBR Outdoors</p> <p><b>\$13,000,000</b> <b>\$2,200,000</b></p>
<p>Coles Crossing Blue Ridge, GA</p> <p><b>\$850,000</b></p>	<p>St. Petersburg-Bliss</p> <p><b>\$2,800,000</b></p>	<p>10075 Blue Ridge Drive Blue Ridge, GA 30513</p> <p><b>\$2,000,000</b></p>	<p>116th Ave Fishers, IN</p> <p><b>\$5,000,000</b></p>
<p>270 Madola Rd. Blue Ridge, GA 30513</p> <p><b>\$475,000</b></p>	<p>The Preserve at Conley Creek, Atlanta</p> <p><b>SOLD \$15,150,000</b></p>	<p>100 1st AVE N, #3104, ST Petersburg, FL 33701</p> <p><b>\$2,700,000</b></p>	<p>Property #2 100 1st Ave N St Petersburg, FL</p> <p><b>\$1,500,000</b></p>
<p>The Detroit Condo St Petersburg, Fl</p> <p><b>\$685,000</b></p>	<p>Panama City, FL Condo</p> <p><b>\$400,000</b> (Cashflowing)</p>	<p>SFH Fishers, IN</p> <p><b>\$2,500,000</b></p>	<p>SFH 41st Ave St Petersburg Fl</p> <p><b>\$689,000</b></p>
<p>Piney Rd. Mineral Bluff, Ga 28 acres.</p> <p><b>\$5,000,000</b></p>	<p>Equestrian Center Doc Roof Rd. Blue Ridge, Ga 28 acres.</p> <p><b>\$4,000,000</b></p>	<p>801 South Atlanta St. Atlanta, Ga 30075</p> <p><b>\$3,000,000</b></p>	<p><b>SUBTOTAL</b></p> <p><b>\$130,828,000</b></p>

# Exhibit

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# THE REAL ESTATE ACCELERATION LOAN

A BRIDGE LOAN OPPORTUNITY PROMISING 10% IN 3 MONTHS

- 3 MONTH TERM
- 10 % RETURN
- QUITCLAIM DEED COLLATERAL
- \$20,000 MINIMUM

**DRIVE**  
PLANNING

# WHAT IS THE R.E.A.L. OPPORTUNITY?

The Real Estate Acceleration Loan (R.E.A.L.) Opportunity is a bridge loan. Bridge loans are short-term loans made to real estate developers to both finish up existing projects and to fund new projects. It allows the Borrower (the developer) to have immediate cash flow for all current and future projects. Bridge loans are short term (up to one year, typically), offer relatively high interest rates to lenders, and are often back by some form of collateral - such as real estate or inventory.



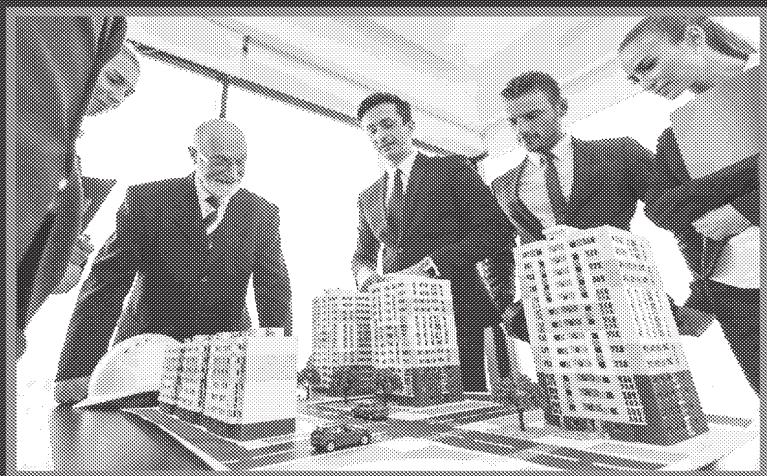
## HOW IT WORKS

Bridge loans help developers begin more and more real estate projects while also giving them the capital to wrap up current projects. Traditional lenders like banks will not provide bridge loans because the regulatory environment takes too long and is way too cumbersome.

So bridge loans allow the developer to ACCELERATE his business and the lender to ACCELERATE their wealth (this is why we call it the Real Estate ACCELERATION Loan).

Our Borrower has offered a piece of real estate (owned outright) as collateral for all loans made and provides a copy of the Quitclaim deed to each lender. This radically reduces any risk the lender may have since their loan is fully collateralized.

- 1. Promissory Note**
- 2. Quitclaim Deed**
- 3. 10% Return**
- 4. Three Month Term**



**THE REAL ESTATE ACCELERATION LOAN IS FULLY COLLATERALIZED (GUARANTEED) BY REAL ESTATE**

# HOW YOU CAN PARTICIPATE IN THIS PROGRAM

It's very easy and simple to be part of the REAL Opportunity. We also want to make sure that this wealth opportunity is suitable for you.

Here are a few important things to remember:

- IF YOU HAVE \$20,000 YOU CAN PARTICIPATE
- YOU CAN USE MONEY FROM YOUR RETIREMENT ACCOUNT
- YOU DO NOT HAVE TO BE AN ACCREDITED INVESTOR
- YOU CAN USE MONEY FROM SAVINGS
- YOU CAN USE MONEY FROM A LINE OF CREDIT
- YOU CAN POOL MONEY TOGETHER WITH OTHERS TO PARTICIPATE
- YOU DO NOT NEED TO BE A USA CITIZEN

We want to show you how easy and simple it is to participate in the REAL Opportunity. We are passionate about helping regular people grow their wealth the way the uber-wealthy do.



**WITH A NEW PRESIDENT CALLING FOR  
HIGHER TAXES AND WALL STREET 2  
YEARS OVERDUE FOR A CRASH, WHY  
NOT TRY TO PUT YOUR MONEY WHERE  
YOU WILL GET PROMISED GROWTH?**

**10 PERCENT 3 MONTHS \$20,000 MINIMUM**

[www.driveplanning.com](http://www.driveplanning.com)



@driveplanning



@driveplanningllc

# Exhibit

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## Real Estate Acceleration Loan Document

Loan Amount: \$\_\_\_\_\_

Date: \_\_\_\_\_

Drive Planning, LLC (hereinafter called the 'COMPANY'), having an address of 8000 Avalon Blvd. Alpharetta, GA 30009, hereby promises to pay to NAME (hereinafter called the 'LENDER'), or any subsequent holder hereof, the principle sum of \$\_\_\_\_\_ in legal tender of the United States, with a return thereon as hereinafter set forth. Principal and return shall be payable at LENDER's address he/she does designate.

The principal balance owing hereunder shall bear a guaranteed return from and after the date hereof at the simple interest rate of 10% (Ten Percent). The principal balance owing hereunder, together with all accrued but unpaid return thereon shall be due and payable in full in a single balloon payment on or before

\_\_\_\_\_. The LENDER may wish for the entire or partial amount to remain for another 3 months compounding at the same or current rate for additional 3 month periods. A new note is not required for each new period.

In the event that all or any part of the loan evidenced hereby is collected by or through an attorney at law, Lender shall be entitled to recover all costs of collection, including attorney's fees.

This Note is to be secured by real property located in Drive Planning/The Burkhalter Companies Portfolio Properties. Upon payment in full of this note, Borrower shall have no further obligation to collateralize above mentioned property for security to Lender. In the event Borrower defaults, Lender may record the quitclaim deed and note and take possession of the property.

Waiver of a breach of any provisions, term or condition of this Note shall not operate or be construed as a waiver of any subsequent breach, and the acceptance of a past due payment shall not be construed as a waiver of the Company's rights to require strict compliance with all terms and conditions herein.

IN WITNESS WHEREOF, the parties have caused this Note to be executed by its duly authorized representatives, the day and year above set forth.

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Todd Burkhalter  
CEO, Drive Planning

# Exhibit

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# C.O.R.E. FUND

Cash | Out | Real | Estate | FUND



## 100% Passive Income from Tax Liens

- 10% payout every 6 months or 22% per year
- Minimum of only \$25,000
- All funds fully collateralized by real estate
- Government protects your return
- Full Collateral provided



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## WHAT IS IT?

The C.O.R.E. FUND is a program offering up to a 22% return every year for 3 years by participating in aggressive tax lien purchases of large amounts of real estate which are then sold at market value. This is a very profitable business and has state legislation providing guaranteed rates of return. The CORE Fund allows Drive's borrowing partner to secure hundreds of such properties, take control of them and sell them at a very large profit. You receive up to 22% per year for 3 years upon which your original funds are also returned.

## HOW IT WORKS

Your loan goes into a pool with others to allow our Borrower to have uninterrupted progress in securing distressed real estate encumbered by taxes owed to the city or county. These property-certificates (also called tax liens) are then converted into full deeds and they are sold at full retail. These properties serve as the low risk collateral for your funds. You will receive a periodic update of properties purchased & sold.

## 3 LOAN OPTIONS

- 1 year for 14% return
- 3 year for 22% return each year
- 3 year for 10% return every 6 months

# TAX LIENS



## THE C.O.R.E. FUND IS FULLY COLLATERALIZED BY REAL ESTATE

22% Annual Return - Real Estate Backed - \$25,000 minimum

### WHAT IS A TAX LIEN?

- Investopedia “**One investment niche that is often overlooked by investors is property tax liens. The increasing volatility of the stock market, combined with still historically low-interest rates, has many investors seeking this type of alternative avenue which gives excellent rates of return.**”



### • What Is a Tax Lien?

Basically, a tax lien is a legal claim against someone's property or assets when they don't pay the taxes they owe to the government. For example, if you don't pay property taxes, the city or county where your property is located can put a lien on it. This means you can't sell or refinance the property until you pay off the taxes and the lien is removed.

## » OUR INVESTMENT PARTNER

Our partner is a privately run real estate investment company that focuses on Tax Liens and Foreclosures. They have been involved in real estate for 20 years. With a focus on the Southeast, their team personally reviews, researches & inspects each property first-hand, and then purchases the best at auction. Their team has extensive experience in IT, mortgage banking & administration which allows their business to run seamlessly. They hold real estate licenses in multiple states, have been approached by hedge fund investor groups and have done over 120 deals.

## » Why we do Tax Sale properties

Counties need money to pay for services that everyone needs! When a property has delinquent taxes for multiple years, the county sells the property to investors at auctions to recoup needed funds. Property taxes assessed against real estate account for a large portion of school budgets (averaging 85%) and local government revenues (averaging 30%).

## HOW YOU CAN PARTICIPATE IN THE C.O.R.E FUND

### Here are a few important things to remember

- If you have \$25,000
- You can use money from your retirement account
- You do NOT have to be an Accredited Investor
- You can use money from savings

We want to show you how easy and simple it is to participate in tax liens. We are passionate about helping regular people grow their wealth the way the wealthy do.

## » FAQ

### Can I get out early?

No. You must allow time for the funds to mature and grow, make strategic decisions, take calculated risks, and maximize returns. Withdrawing funds prematurely could compromise this opportunity ability to achieve its long-term goals. This strategy also attracts like-minded people who share our long-term vision, creating a community committed to the fund's success. We do offer a 12 month option if 3 years is too long.

### How long has Drive Planning been offering this?

We have advised our clients to invest in tax liens for over 12 years. Only since 2020 have we offered the CORE Fund loan program.



## • HOW IS THE CORE FUND SAFE?

Our partners have a perfect track record in tax lien deals - they've never lost any investors' money and always deliver on guaranteed returns. Plus, our Drive Planning team has created a super easy-to-read spreadsheet that shows how profitable tax liens can be. You can even check out real examples of properties that our money has purchased, which acts as collateral to make sure your funds in the CORE Fund is safe. With a current return of over 90%, you can feel assured that your money is both secure and very profitable.

<b>Address</b>	<b>Purchase Price</b>	<b>Status</b>	<b>Sold Price</b>	<b>Total Spent</b>	<b>Gross ROI</b>	<b>Actual Net Profit</b>
404 Lloyd Street	\$18,860.86	<b>SOLD!</b>	\$112,500.00	\$45,329.86	148.18%	\$67,170.14
624 York ave	\$13,524.68	<b>SOLD!</b>	\$55,500.00	\$25,981.68	113.61%	\$29,518.32
2348 White Oak Grove Rd	\$12,574.77	<b>SOLD!</b>	\$50,000.00	\$17,524.77	185.31%	\$32,475.23
2228 Chickasaw Road	\$5,994.18	<b>SOLD!</b>	\$25,000.00	\$13,444.18	85.95%	\$11,555.82
383 Bill Bennett Rd	\$12,000.00	<b>SOLD!</b>	\$39,000.00	\$13,950.00	179.57%	\$25,050.00
2226 Brown St	\$6,001.22	<b>SOLD!</b>	\$20,000.00	\$10,789.22	85.37%	\$9,210.78
220 Gaston Dr	\$6,025.68	<b>SOLD!</b>	\$50,000.00	\$13,300.68	275.92%	\$36,699.32
286 Aston Place	\$45,100.00	<b>SOLD!</b>	\$215,000.00	\$60,100.00	257.74%	\$154,900.00
684 Whitesburg Pike	\$13,948.47	Under Contract	\$40,000.00	\$17,948.46	122.86%	\$22,051.54
230 Bulldog Hollow Rd	\$22,793.13	<b>SOLD!</b>	\$75,000.00	\$32,933.63	127.73%	\$42,066.37
246 S Mill St	\$17,863.61	<b>SOLD!</b>	\$40,000.00	\$21,257.00	88.17%	\$18,743.00
288 Clarence Norfleet Rd	\$5,118.35	<b>SOLD!</b>	\$6,000.00	\$5,118.35	17.23%	\$1,881.65
223 Simmons Circle	\$13,513.08	Listed for Sale	\$50,000.00	\$16,792.98	197.74%	\$33,207.02
22 C M Williams St	\$10,469.67	<b>SOLD!</b>	\$39,000.00	\$20,152.15	93.53%	\$18,847.85
84 S Johnson St	\$20,255.24	<b>SOLD!</b>	\$65,000.00	\$34,906.40	86.21%	\$30,093.60
228 Fincher Rd	\$21,399.05	<b>SOLD!</b>	\$75,000.00	\$26,544.69	182.54%	\$48,455.31
484 W Main St	\$12,704.95	<b>SOLD!</b>	\$40,000.00	\$17,154.95	133.17%	\$22,845.05
223 Brookside Dr	\$14,721.12	Active		\$14,721.12		
4 Tmw Rd	\$13,396.02	Active		\$13,396.02		
Lawrenceville Hwy	\$9,058.64	Active		\$9,058.64		
306 Martin St	\$11,295.18	<b>SOLD!</b>	\$65,000.00	\$34,152.49	90.32%	\$30,847.51

Our fund has a projected return of over 90%. This means that their annual payout of 22% is easy to fulfill.

**Why watch the stock market and worry about the roller coaster?**

Join the **CORE** Fund today and enjoy up to **22%** cash flow every year for **3 years!**